



SUGGESTED DISCUSSION TOPICS FOR CO-OP MEMBERS

Listed below are some broad topics for discussion/workshops. This list is not exhaustive or detailed as we do not want to "lead" or "pre-empt" any responses.

1. The legal structure of RHC Program

Co-op members need to discuss issues such as:-

- *composition of/representation on board/s
- *whether we need two entities (title holder/education-lobby)
- *independence of these entities
- *JHC oversees two entities (i.e. JHC could be board of both entities)
- *employment of workers
- *etc

When these issues are decided then we can feed this information to the consultants who will then recommend the most appropriate legal entity/s under which we should operate.

2. Charter, Ethics & Principles

The workshop group that met on 12th February, 1994 discussed the possible components of a charter and produced a paper outlining these components. This could be used as a basis for wider discussion in the development of a suitable charter.

3. Financial Aspects of Program (and Agreements)

Co-op members need to discuss issues such as:-

- *rents payable
- *operating subsidies/ rebates, minimum rents or deficit funding
- *funding growth - CPI and property purchase/redevelopment
- *length of funding agreements/re-negotiating
- *how funding for upgrading, maintenance, education-lobby group and possibly workers will operate /
- *etc

Our resolutions should then be passed on to consultants who will develop appropriate agreements between:-

1. title holding body & DPD
2. title holding body & individual Co-ops (common to all Co-ops)
3. possibly between education-lobby group & individual Co-ops

4. Upgrading

Issues to be discussed could include:-

- *standards (new and existing housing)
- *allocation system/equity of that system, priorities
- *cyclical program - identification and regularity of works
- *funding (dealt with under item 3)
- *condition of property at time of transfer of title
- *handbacks/redevelopment

5. Housing Issues

- *security of tenure
- *ongoing eligibility
- *appropriate use of housing
- *keep current benefits such as maintenance, upgrading, tenant participation for all (incl. those on market rents)
- *property acquisition guidelines/choices and types of housing
- *flexibility of housing - location, transfers between Co-ops